





## Flat 3, 21-23 Oxford Court, The Broadway, Newbury, RG14 1AS

Guide Price £325,000

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- Top floor apartment conversion
- Triple aspect master bedroom with en-suite shower room
- Large living room
- Grade 2 listed retaining many period features
- Gas central heating
- Two bedrooms
- Kitchen/dining room with exposed beams
- Town centre location
- Allocated off-road parking
- Lease remaining 113 years. Service Charge: £2541.00 per annum. Ground Rent: £200 per annum



Unique and full of character, grade 2 listed, two bedroom two bathroom top floor converted apartment in the centre of the town.

The property retains many period features and offers excellent, spacious living accommodation and storage which comprises, security entry system, communal hall, own entrance, stairs to the top floor, hallway, kitchen/dining room with exposed beams and access to a large roof/void storage area, very generous size living room, triple aspect master bedroom with built-in wardrobes and en-suite shower room, further bedroom with built-in wardrobes and stunning bathroom with further beams exposed.

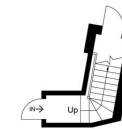
Benefits include allocated off-road parking, lengthy lease, gas central heating and NO ONWARD CHAIN.



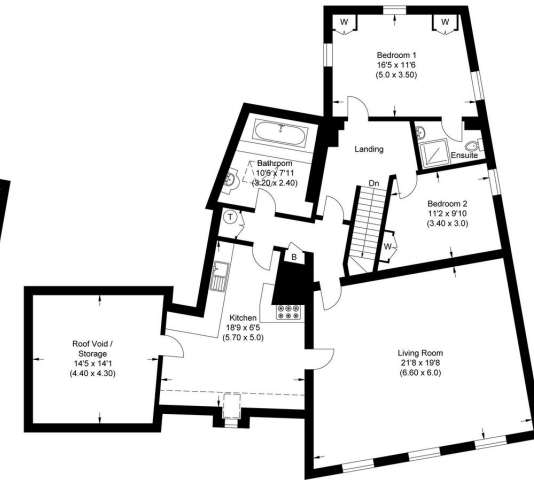




Approximate Gross Internal Area  
153.58 sq m / 1653.12 sq ft



First Floor




Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	71
England & Wales		EU Directive 2002/91/EC 

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